

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
OCTOBER 10, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson
Brian Grambort
Amy Haney, Chair
David Maniet
John Waddell

Others

Alex Harnocz, Planner, Board Secretary

2. Approve the minutes of the September 12, 2019 meeting.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the September 12, 2019 meeting minutes. Mr. Donaldson, Mr. Grambort, Mr. Maniet, Mr. Waddell voting yea. Ms. Haney abstained. The motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

Item 17, 18, and 19 were Summary Approved at the pre-review meeting on September 5, 2019. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

17. **Docket No. 10-100-19**

**1212 Bunts Rd. aka 13900 Clifton Blvd.
St. Luke the Evangelist Catholic Church**

- () Approve
- () Deny
- () Defer

Jeff Foster
Payto Architects
1220 West Sixth Street, Suite 405
Cleveland, Ohio 44113

Applicant proposes a new monument sign at the corner of Bunts Rd. and Clifton Blvd. (Page 55)

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

18. **Docket No. 10-101-19**

**17108 Detroit Avenue
LESALSA Dance Studio**

- () Approve
- () Deny
- () Defer

Meihla Glasser
LESALSA Dance Studio
22257 River Walk
Rocky River, Ohio 44116

Applicant proposes signage in the sign board. (Page 58)

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following condition(s):

- Reduce the font size to fit within the sign band.

All the members voting yea, the motion passed.

| | | |
|-----|---|--|
| 19. | Docket No. 10-102-19 | 15711 Madison Avenue Lakewood Dental Associates |
| | <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer | Sherry Waters Lakewood Dental Associates 660 Dover Center Rd. Bay Village, Ohio 44140 |

Applicant proposes signage for a business. (Page 61)

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request. All the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

| | | | |
|----|---|----------|--|
| 4. | Docket No. 06-45-19 | R | 15107 Edgewater Drive |
| | <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer | | John Balliett 15107 Edgewater Drive Lakewood, Ohio 44107 |

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof. (Page 5)

Administrative staff ("staff") said the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

| | | | |
|----|---|----------|---|
| 5. | Docket No. 09-86-19 | R | 1232 Jackson Avenue |
| | <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer | | Christopher Werner 1232 Jackson Avenue Lakewood, Ohio 44107 |

Applicant proposes the addition of a handrail to the front porch. (Page 7)

Administrative staff ("staff") said the applicant requested to withdraw the application. No further action was required from the board members ("board").

C 13701/13901 Detroit Avenue and 1406 Wyandotte Avenue
Detroit and Bunts Market Rate Apartments

- () Approve
() Deny
() Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 9)

Administrative staff ("staff") said the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

C 16000 and 15801 Detroit Avenue
Market Rate Apartments

- ☐ Approve
☐ Deny
☐ Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 12)

Administrative staff (“staff”) said the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

C 13701/13901 Detroit Avenue and 1406 Wyandotte Avenue
Detroit and Bunts Market Rate Apartments

- ☐ Approve
☐ Deny
☐ Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 14)

Administrative staff (“staff”) said the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

SIGN REVIEW

9. **Docket No. 09-89-19**

**15000 Detroit Avenue
American Shaman LLC**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Raymond Miley, Jr.
American Shaman LLC
2300 Main Street
Kansas City, MO 64108

Applicant proposes signage for a new business in the sign band. (Page 17)

Krusa Ortiz, representative was present to explain the revised application. The board asked about sizes, colors of the sign board and the window signs. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request with the following conditions(s):

- Raceway is painted to match the backing/building.
- The two cross graphic signs are the same size (2.2 feet).

All the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

10. **Docket No. 10-93-19**

**C 13425 Detroit Avenue
Michael E. O'Leary, DDS**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Kate O'Leary
O'Leary Investments
13425 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the installation of a split-rail fence along the south side of the property to replace Arborvitae; this borders the employee parking lot that is used only during daytime business hours, pursuant to Ordinance Article XIV, Section 2 - Board of Building Standards. (Page 20)

Kate O'Leary, applicant was present to explain the request. Staff cited Code section 1325.08 Parking and Vacant Lot Design which specifies that a 48" tall solid barrier must be constructed where commercial properties are adjacent to residential ones. The board said the fencing should be solid, asked about lighting, did not want to set a precedent of allowing non-solid fencing in this area. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DENY** the request. All the members voting yea, the motion passed.

11. Docket No. 10-94-19 R 17822 Lake Road

Chris Ursetti
DWN LLC
772 Franklin Blvd
Highland Hts., Ohio 44143

Lisa O'Brien, property owner was present to explain the request. There was discussion about the pillars/piers, brick, light fixtures, landscaping. Public comment was closed as no one addressed the item. Staff supported the request.

- The light fixtures are approved administratively.
- The two pillars at the driveway are 6 feet tall, and all other ones are 4 feet tall.

All the members voting yea, the motion passed.

Brett McNally
2025 Lakeland Avenue
Lakewood, Ohio 44107

Brett McNally, applicant was present to explain the request. The board did not object to the 26-inch high guards; they wanted more details about the columns and posts. Public comment was closed as no one addressed the item. Staff confirmed with the Division of Housing and Building (“H&B”) that handrails were not required in this instance, and H&B was supportive of the 26-inch railing.

Juan Vergara
Barroco
10456 Oak Branch Trail
Strongsville, Ohio 44149

Juan Vergara, applicant was present to explain the request. The board suggested not to have the roof be too close to the adjacent building to the north, as it could be an issue for fire safety. The board liked the design of the pergola/patio enclosure and the horizontal wall. The east gate would match the ones approved for Madison Avenue. Public comment

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The hold-off dimensions with the neighboring structures would be approved by H&B and the Fire Department.

All the members voting yea, the motion passed.

Applicant proposes re-branding for new management company at property. (Page 48)

Jim Jakubus, Pogoda Co., applicant and Adam (no last name noted) were present to explain the requests. A lot consolidation request would be submitted to the City's Planning Commission. Discussion ensued about fencing, colors on the Berea Road facing garage doors, stormwater retention, lighting, stain color for repair of blond concrete, dimensions of the storage buildings, signage.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE Docket No. 10-98-19** with the following condition(s):

- Any Berea Road facing garage doors would be painted white to match the metal of the buildings.
- Any replacement brick on the blond building would be stained to match in color as closely as possible.

All the members voting yea, the motion passed.

Next part of discussion concerned signage. Public comment was closed as no one addressed the items.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE Docket No. 10-99-19** with the following condition(s):

- Remove the unapproved vinyl graphics in the second-floor windows.
- The blue canopy matches the detail sheet.

All the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 7:26 P.M. All the members voting yea, the motion passed.

Alp *g* *Secretary for*
Chair

Signature

11 / 14 / 2019

Date

ABR Pre-Review October 3, 2019

The Architectural Board of Review met on October 3, 2019 at 4PM for its Pre-Review Meeting. All members were present. Board Secretary Alex Harnocz was present.

The contractor and homeowner from 17822 Lake Road were present to discuss their project. The Board clarified several items related to the landscape columns, extended front porch, and expanded parking area.

The Board moved to Summary Approve the signage for St. Luke Parish with the condition that the lighting is approved by the Planning Department.

The Board moved to Summary Approve the signage for LeSalsa with the condition that the logo be re-sized to fit within the existing transom sign band.

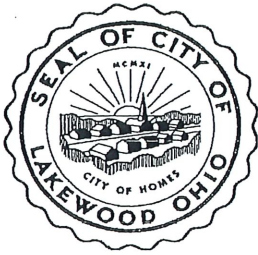
The Board moved to Summary Approve the signage for Lakewood Dental as presented.

Ronnie Kertesz, property owner, was present to discuss the plan for 1457 Newman Avenue. The Board emphasized the quality of design and greenspace that would be required to approve a residential demolition. They expressed a need for the design of the greenspace to be better integrated into the overall plan for the apartment complex. The Board encouraged the owner to consider the programming and organization of the space. For example, if there is a grill there should be a table. The Board encouraged the owner to remove the fence along the east property line and integrate the site into the existing greenspace behind the N-S oriented building.

Dru Siley of Liberty Development was present to give the Board a preview of an upcoming proposal for the west side of the St. Clement parish site. Liberty Development was seeking a lot split for the site from the Planning Commission on October 3rd and intends to begin the Planned Development process in November 2019. The Board asked questions about the orientation of the townhomes along Madison, asked why all development was concentrated on Marlowe and not Lincoln, and commented on the parking lot design.

The Board discussed the remainder of the projects and provided feedback to Secretary Harnocz to relay to the applicants in advance of the Public Meeting.

[Handwritten mark]



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Krysta Ortiz
2. Kate O'Leary
3. Lisa O'Brien
4. Brett McNally
5. Juan Vergara
6. Ronn R. Kerker
7. Marie-France Schrales
8. PA Walker
9. JIM JAKUBIS
10. _____
11. _____

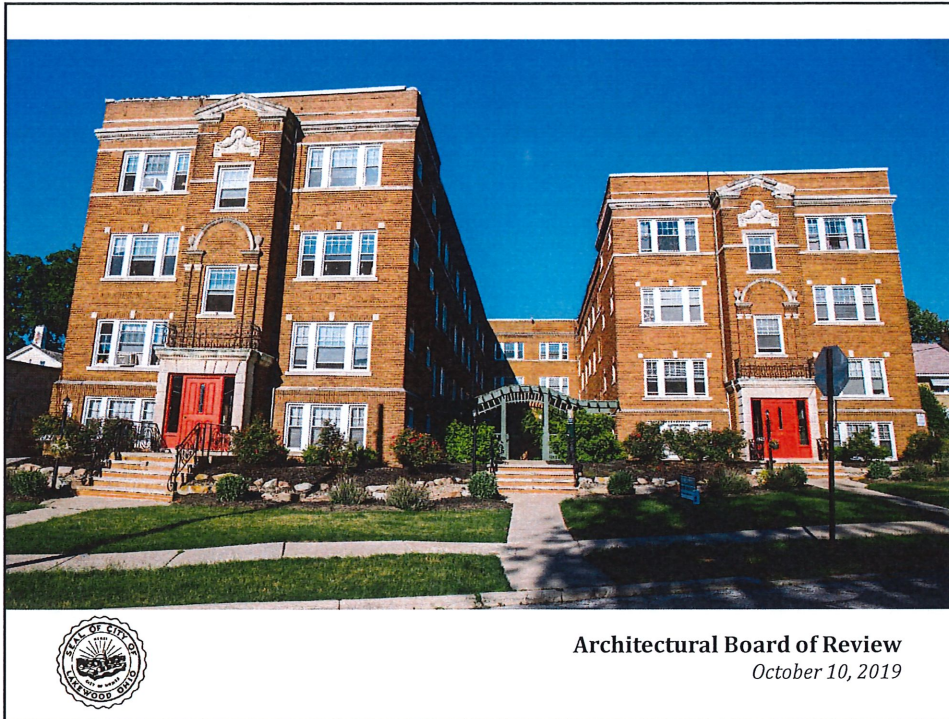
1. Krysta Ortiz
2. Kate O'Leary
3. Lisa O'Brien
4. Brett McNally
5. Juan Vergara
6. Ronn R. Kerker
7. Marie-France Schrales
8. PA Walker
9. JIM JAKUBIS
10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, October 10, 2019



Summary Approval of Signs:

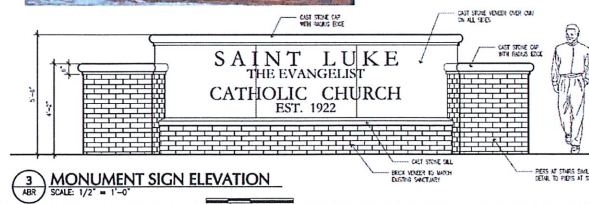
15711 Madison Ave
Lakewood Dental Associates



17108 Detroit Ave
LeSalsa



1212 Bunts Road
St. Luke Parish





Applicant has requested deferral

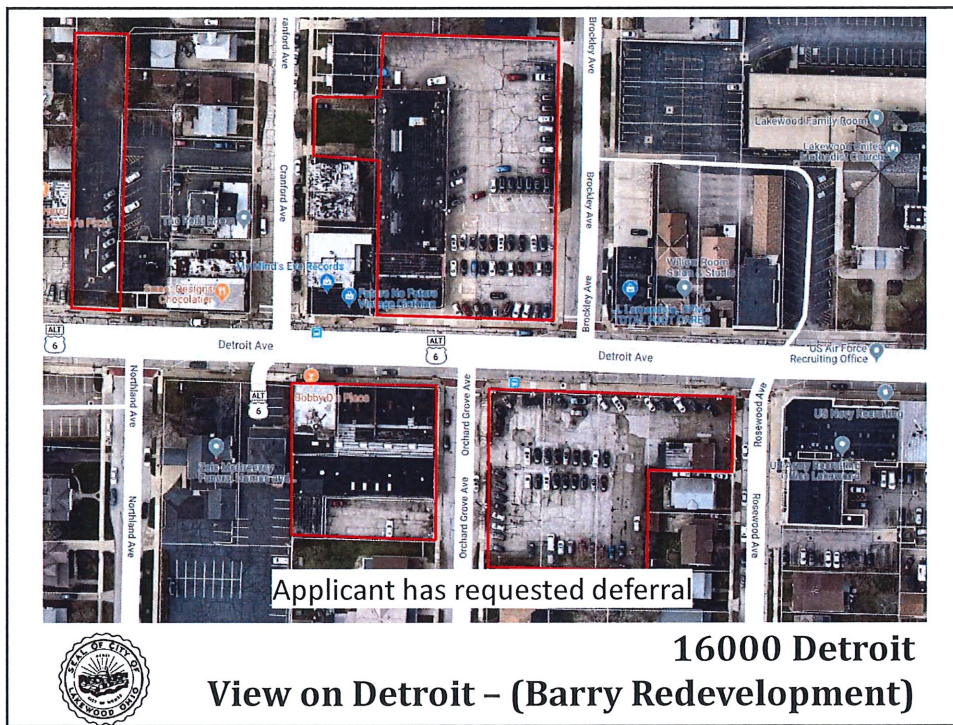


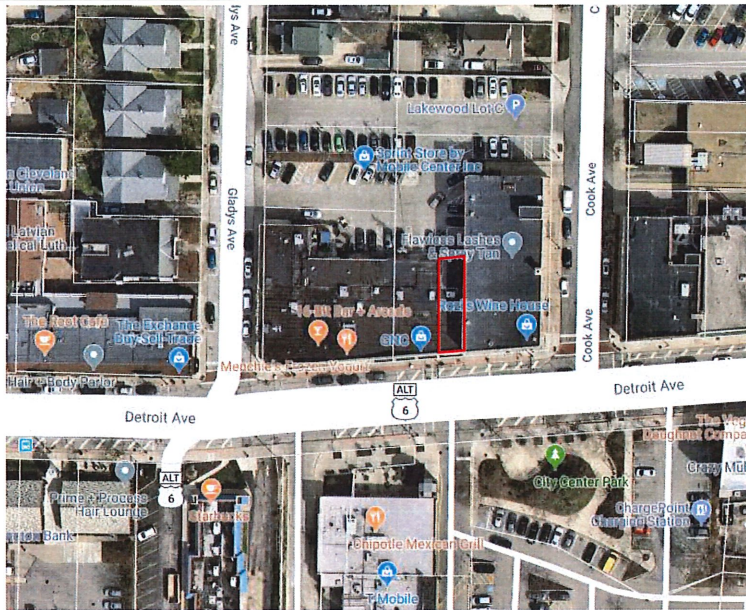
15107 Edgewater Drive



Applicant has requested to withdraw application

1232 Jackson Ave

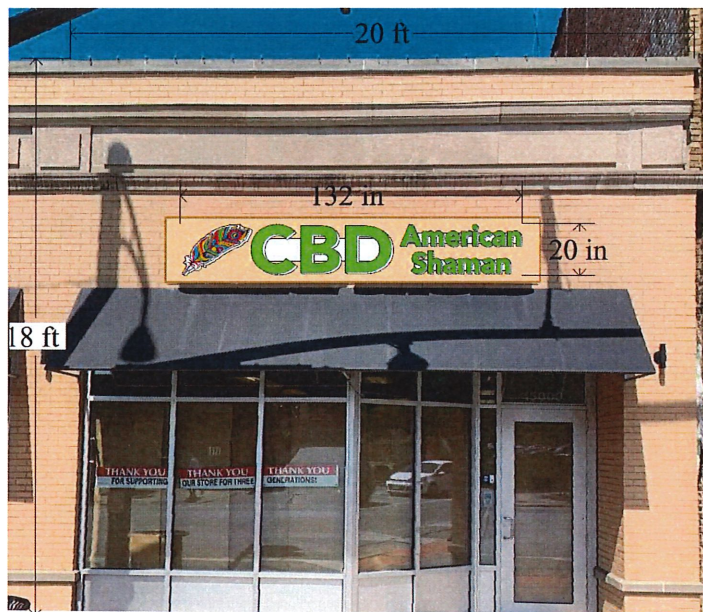




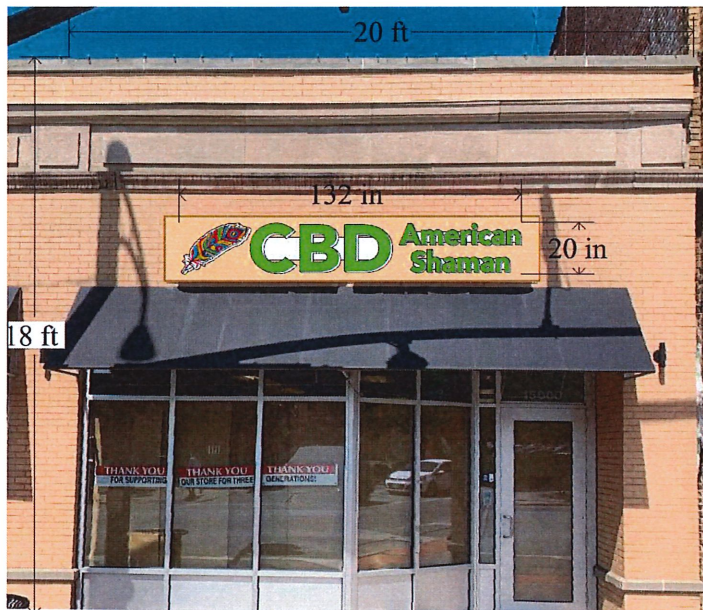
**15000 Detroit Avenue
CBD American Shaman**



**15000 Detroit Avenue
CBD American Shaman**



Channel Letters = 4" Deep, 2" Raceway



Channel Letters = 4" Deep, 2" Raceway



Proposed Window Vinyl Locations



31.3 square feet requested, 33 permitted



**13425 Detroit Ave
O'Leary Dental**



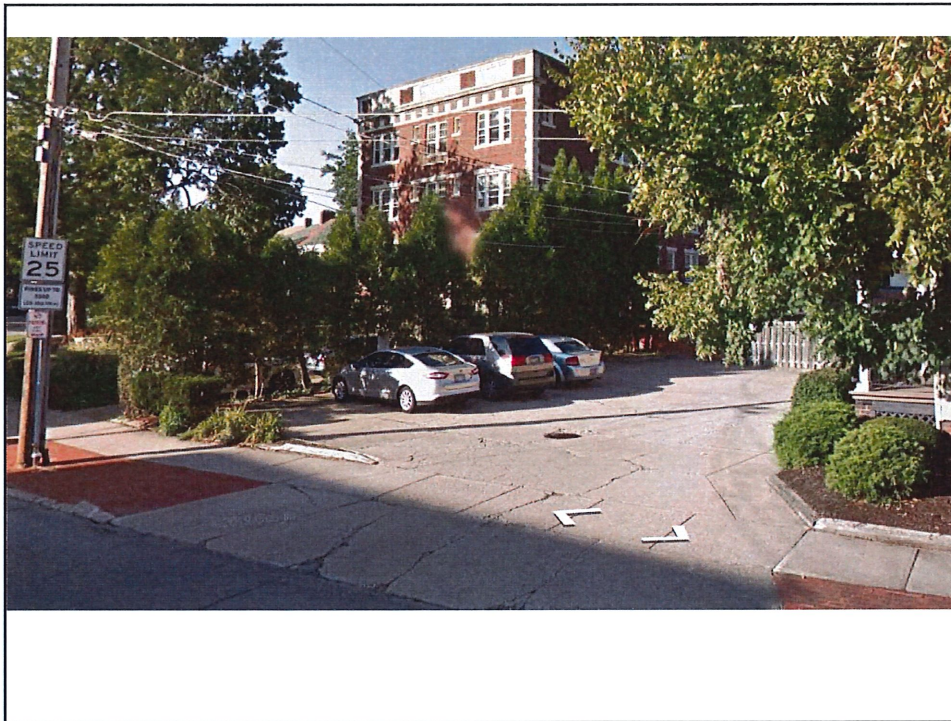
**13425 Detroit Ave
O'Leary Dental**

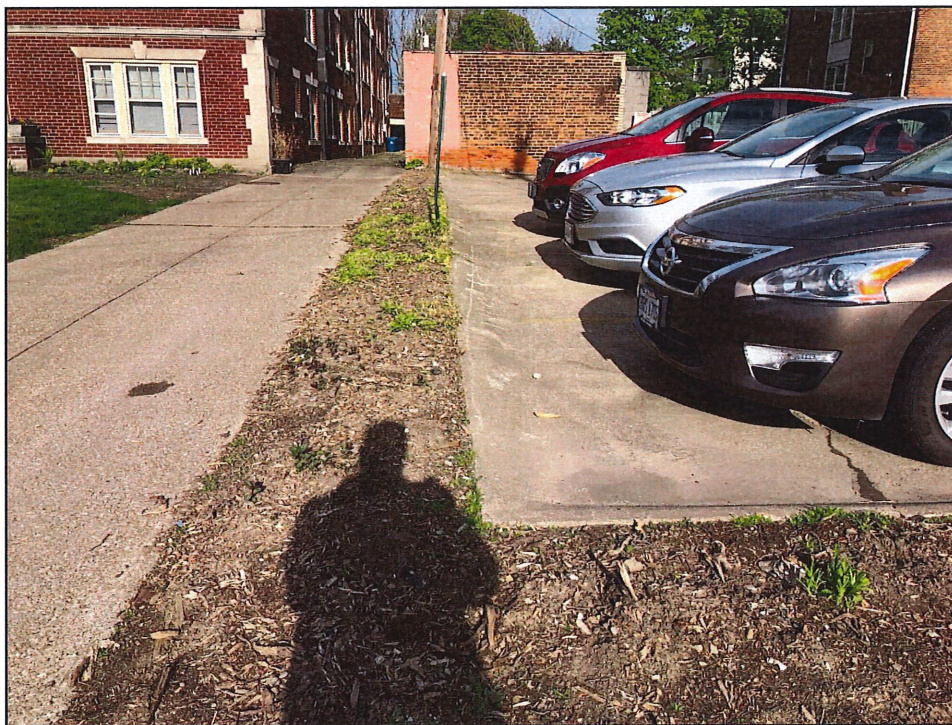
Request: Variance from the following portion of the Building Code to construct a split-rail fence.

1325.08 Parking and Vacant Lot Design

(g) Screening of parking lots. Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods:

- (1) Solid decorative masonry wall.
- (2) Landscape earth mound not less than 2 to 1 slope.
- (3) Treated wood fence.
- (4) Evergreen hedge chain link fence.



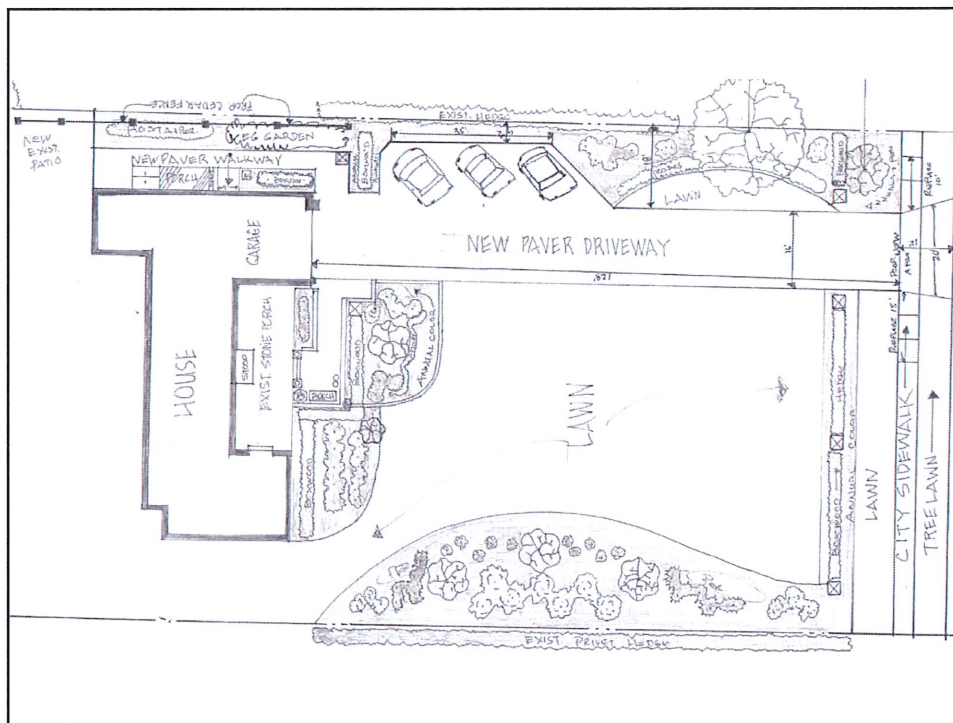




17822 Lake



17822 Lake





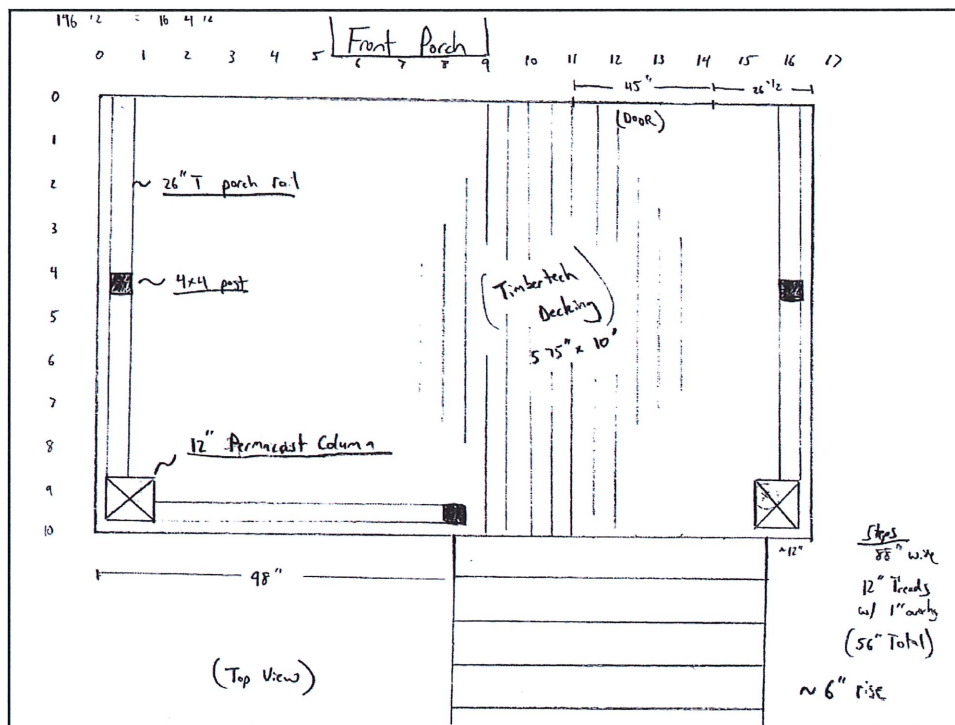
Example of Pillar

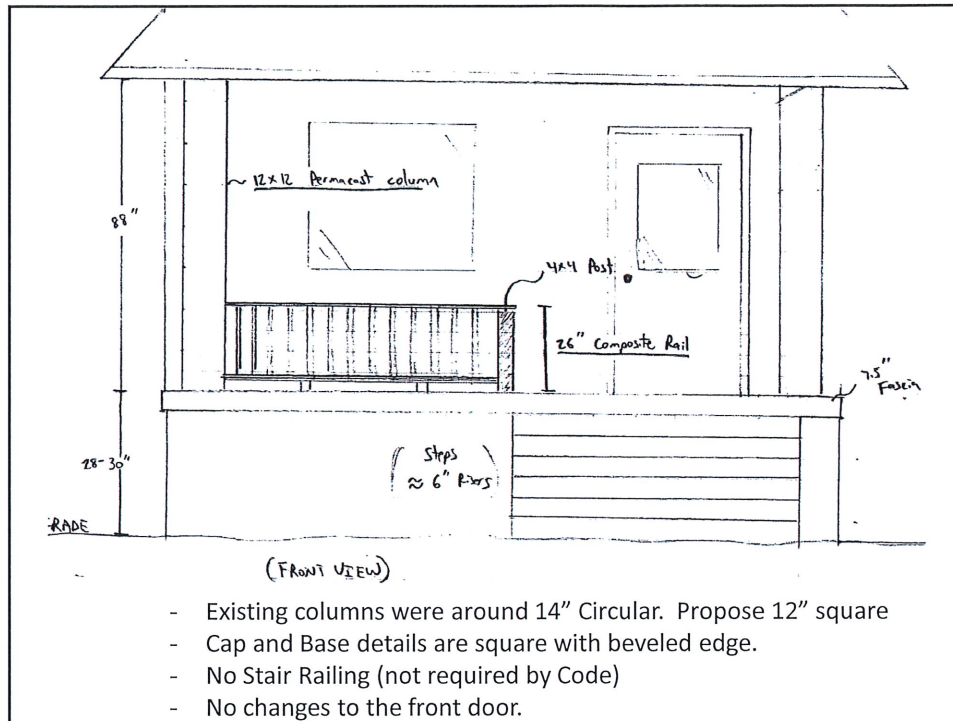


Brick Detail Included in Pillar











1457 Newman Ave



1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(a) Lakewood consists of very distinctive neighborhoods that were settled at different times during its development each with its own distinctive housing patterns, which are reflective of the time period during which these neighborhoods were nurtured during the growth of the City. Many of these residential neighborhoods are easily recognizable by their consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features, which over the years created a neighborhood environment and streetscape that brought neighbors together.

In a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that the entire City constitutes a single historic district, eligible for listing in the National Register of Historic Places. As stated in their letter, "The City is significant as a late nineteenth and early twentieth century streetcar suburb. The City is also unique in that for a community of its size and density it retains remarkable integrity to convey both its historic and architectural significance."

As a result of the Ohio Historic Preservation findings, the City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier, in an R1H Single-Family, high density, R1M Single-Family, medium density, R1L Single-Family, low density, R2 Single- and Two-Family, L Lagoon, MH Multiple-Family, high density and ML Multiple-Family, low density, Residential Districts shall be permitted unless and until one (1) of the following conditions is satisfied:

(3) The proposed principal structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City, in order to proceed with the new principal structure. In addition, notwithstanding any other requirements, all approvals for such proposed principal structure shall be based on the following factors:

A. The proposed principal structure is consistent with the Code, the Vision and the "Standards for Rehabilitation" adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



Considerations:

- Colonial Club Apartments is an existing non-conformity (multi-family development in an R2 One- and Two-Family District
- If proposed today, a project like Colonial Club would likely follow the Planned Development (PD) rezoning path and would be required to incorporate Urban Open Space:

1156.05(l) Urban Open Space.

(1) Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(2) The guideline for PD open space is twenty percent (20%) of the project area.

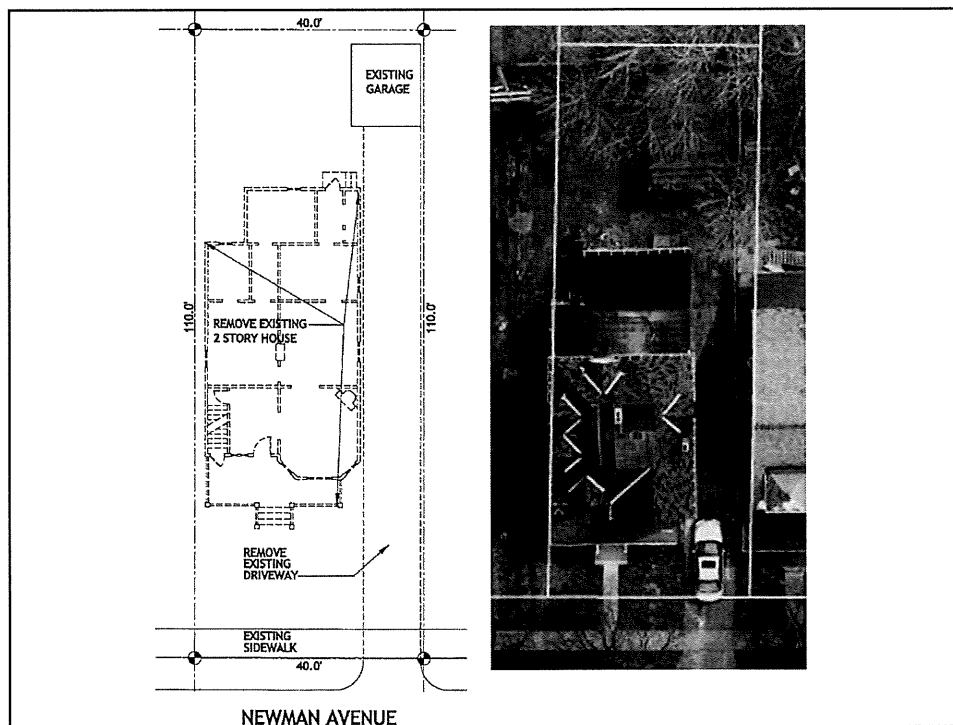
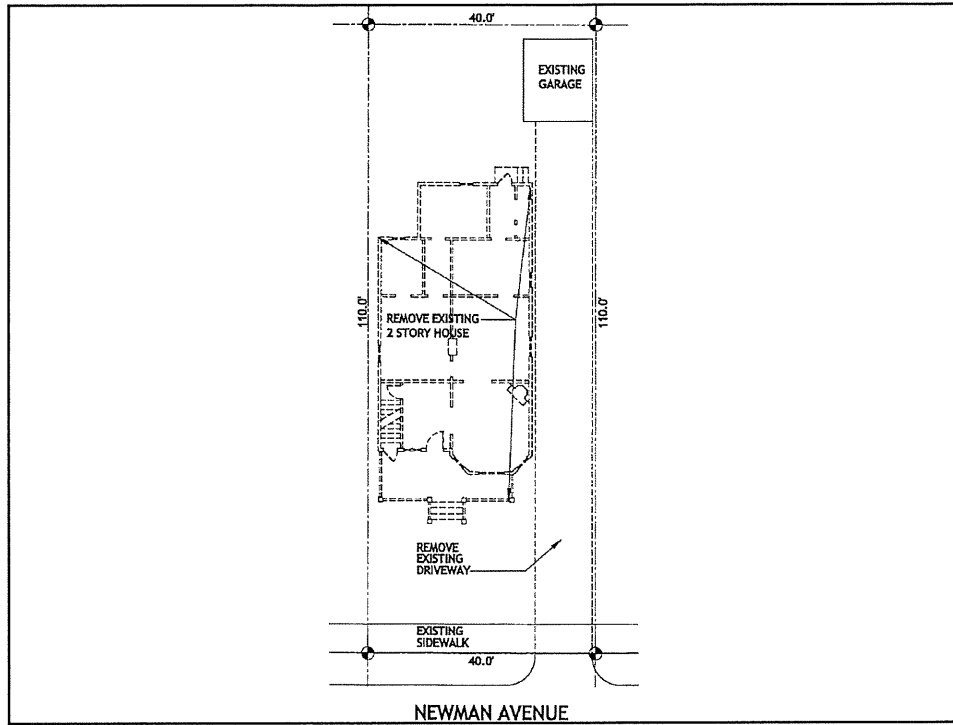
(3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

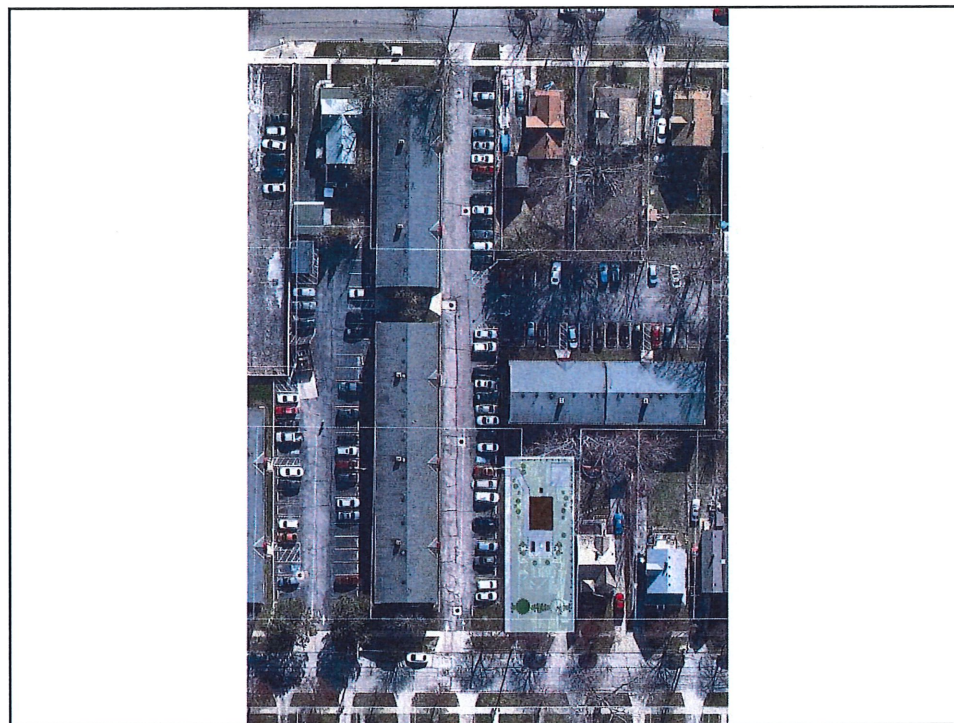
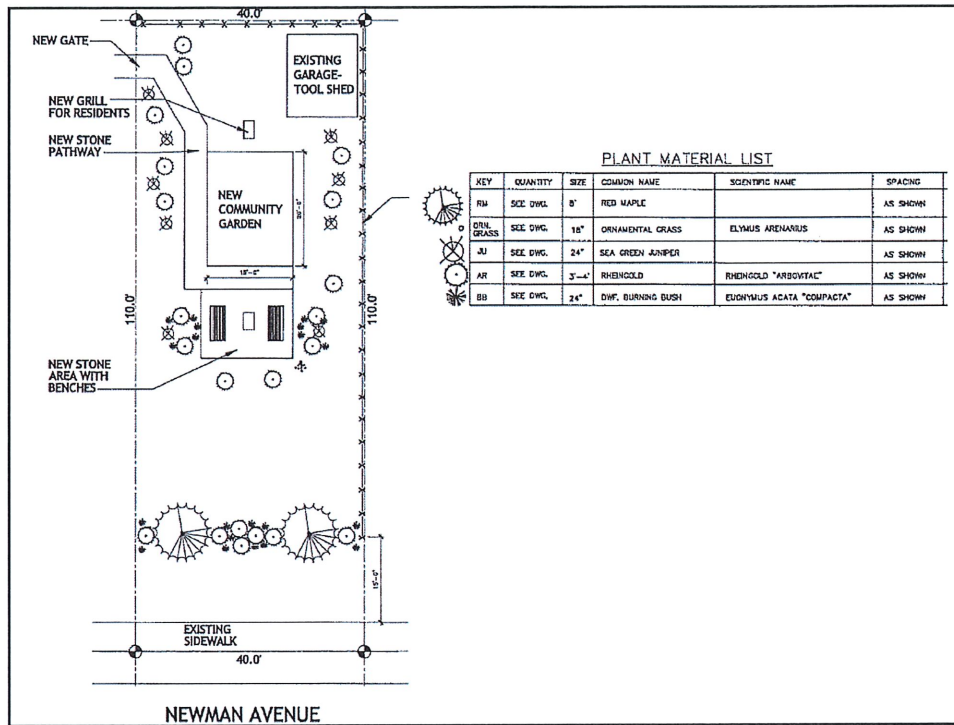
(4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

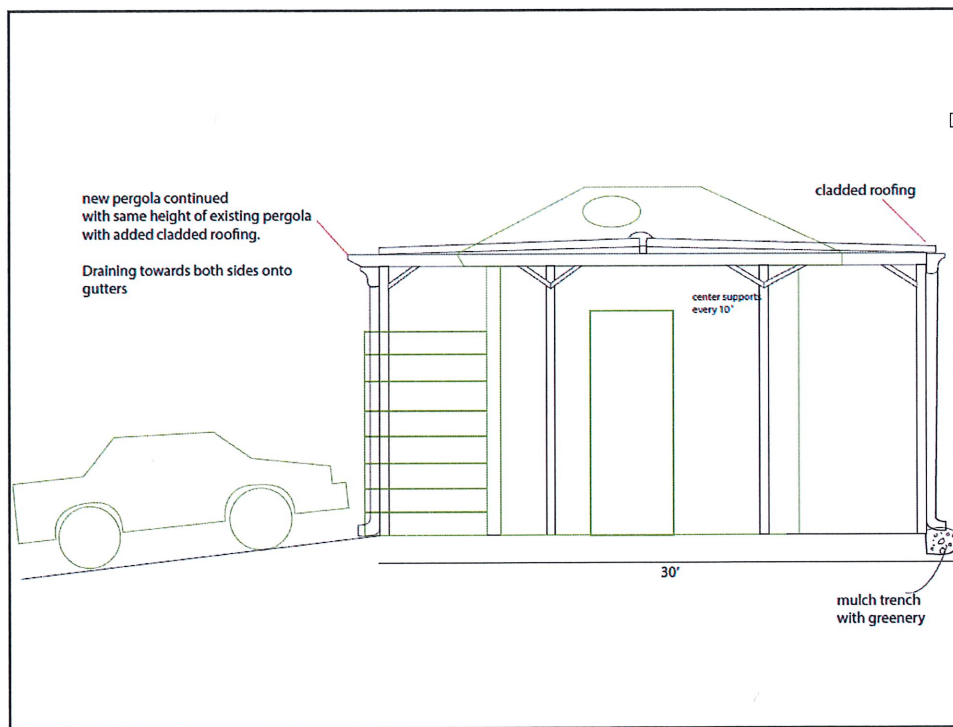
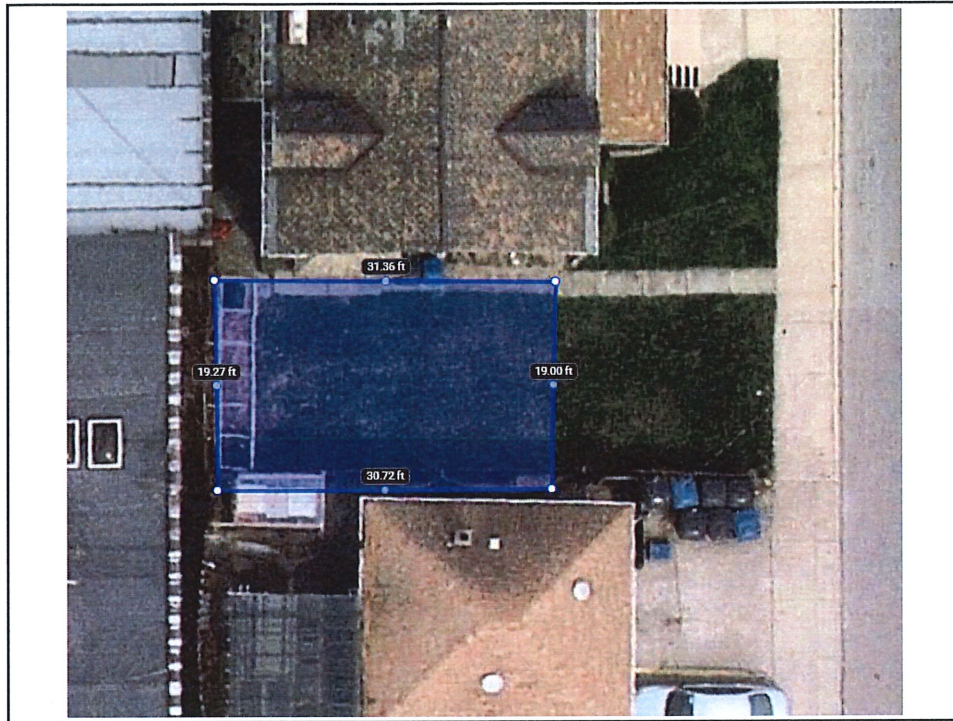
(5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.

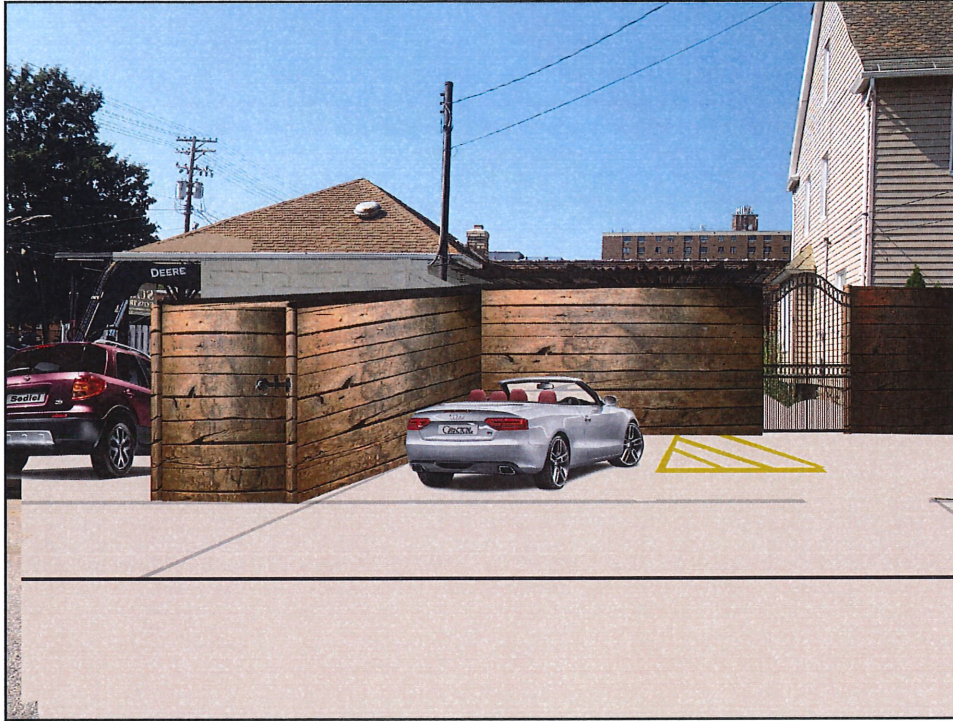
(6) Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

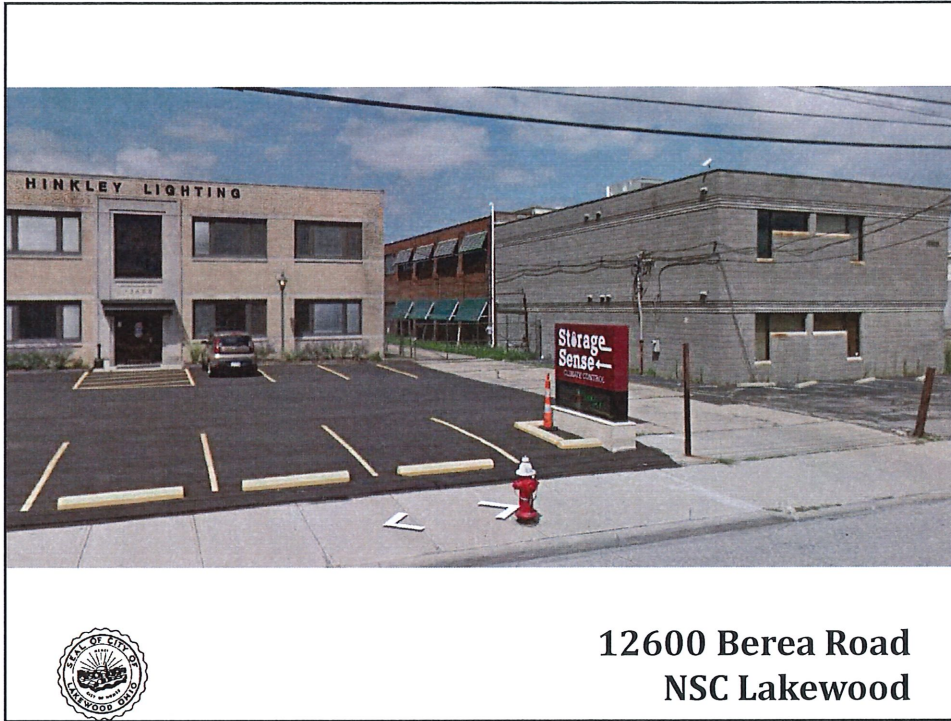
- Would adding this open space advance the Community Vision values for this property overall?





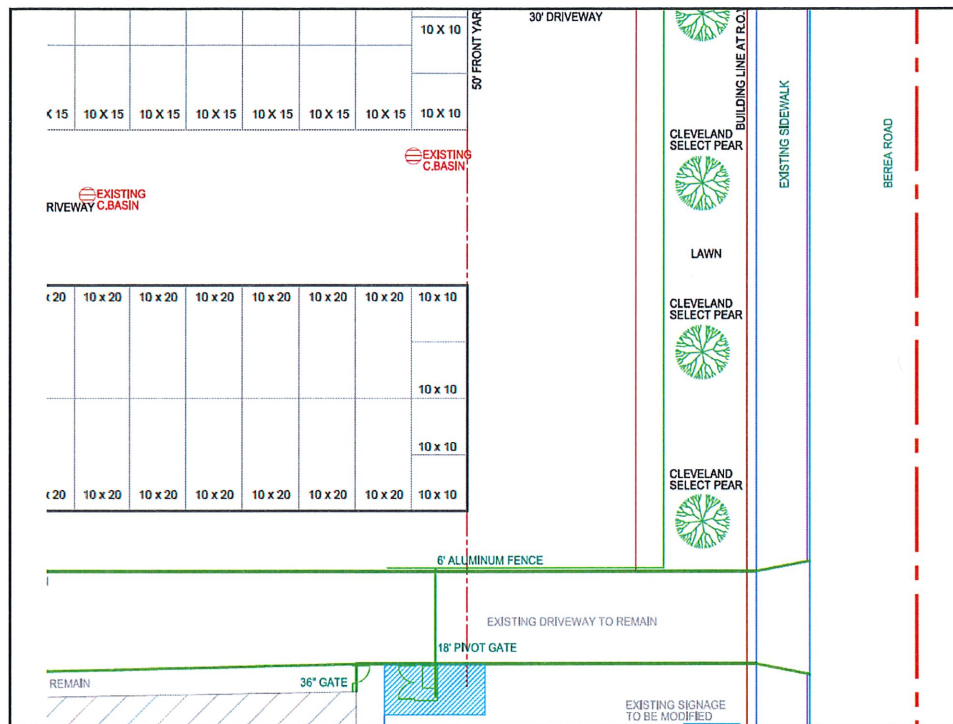






**12600 Berea Road
NSC Lakewood**





6' Aluminum Fence



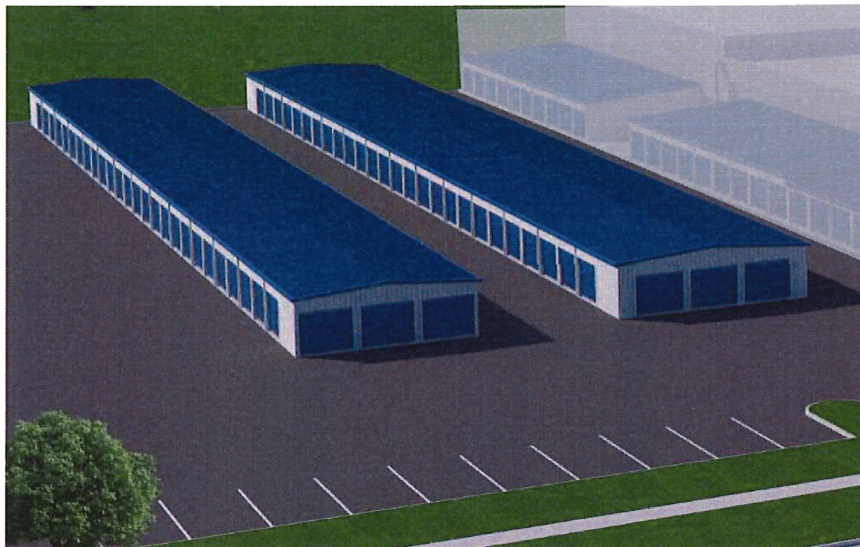
LED Wallpack Light



Current State of Brick



Typical Building to Be Constructed



Example Rendering



Buildings to Be Demolished





Sign Plan for Client Review and Comments

Propose to stain blond brick – still choosing color



MATERIAL: ILLUMINATED COOLEY BRITE
HEIGHT: 36"
SIGN BAND HEIGHT: 25"
LENGTH: 96"
PROJECTION: 36"



